

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Jefferson County Consortium

State: NY

PJ's Total HOME Allocation Received: \$19,396,765

PJ's Size Grouping*: B

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	28		
% of Funds Committed	96.32 %	95.42 %	8	94.94 %	67	65	
% of Funds Disbursed	93.87 %	78.28 %	3	84.35 %	89	87	
Leveraging Ratio for Rental Activities	0.42	2.14	22	4.59	8	9	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	73.78 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	88.79 %	69.16 %	6	68.05 %	90	86	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	83.86 %	79.90 %	9	79.65 %	54	51	
% of 0-30% AMI Renters to All Renters***	41.50 %	49.35 %	14	44.76 %	44	43	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.51 %	1	94.31 %	100	100	
Overall Ranking:			In State:	11 / 28	Nationally:	54 57	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$6,005	\$50,774		\$25,245	347 Units	22.60 %	
Homebuyer Unit	\$13,702	\$14,903		\$14,395	359 Units	23.40 %	
Homeowner-Rehab Unit	\$10,864	\$11,830		\$20,186	830 Units	54.00 %	
TBRA Unit	\$0	\$5,102		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Jefferson County Consortium NY

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$8,487	\$47,715	\$15,315
State:*	\$101,305	\$91,184	\$15,976
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.9

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	76.9	97.2	97.6	0.0
Black/African American:	0.3	1.4	1.3	0.0
Asian:	0.0	0.0	0.1	0.0
American Indian/Alaska Native:	22.2	0.3	0.6	0.0
Native Hawaiian/Pacific Islander:	0.3	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.3	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.3	0.0	0.0
Asian/Pacific Islander:	0.0	0.3	0.2	0.0

ETHNICITY:

Hispanic	0.0	0.6	0.1	0.0
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HOUSEHOLD SIZE:

1 Person:	64.6	24.5	36.3	0.0
2 Persons:	20.5	21.7	31.2	0.0
3 Persons:	8.4	24.0	11.3	0.0
4 Persons:	5.2	21.2	12.0	0.0
5 Persons:	1.2	7.0	5.7	0.0
6 Persons:	0.3	0.8	2.5	0.0
7 Persons:	0.0	0.8	0.6	0.0
8 or more Persons:	0.0	0.0	0.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	28.0	29.2	11.0	0.0
Elderly:	42.1	7.0	40.8	0.0
Related/Single Parent:	18.2	21.7	15.8	0.0
Related/Two Parent:	8.4	36.8	26.9	0.0
Other:	3.5	5.3	5.5	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	49.0	0.0 [#]
HOME TBRA:	0.3	
Other:	8.1	
No Assistance:	42.7	

of Section 504 Compliant Units / Completed Units Since 2001 1

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Jefferson County Consortium

State: NY

Group Rank: 54
(Percentile)

State Rank: 11 / 28 PJs

Overall Rank: 57
(Percentile)

Summary: 0 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	88.79	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.86	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.22	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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